WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 165,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 9th day of MAY 2003.

NOTARY PUBLIC
My Commission Expires: 1/28/06

Davidson County DEEDWARR
Recvd: 05/16/03 08:43 2pgs
Fees:13.00 Taxes:610.50

20030516-0066933

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#03040012

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
David H. Adams, & Mary Ellen Adams 706 Fox Drive Great Falls, MT. 59404	Marla A. Prue 1101 Birdsall Street Old Hickory, TN 37138	44-15 / 400.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by David H. Adams and wife, Mary Ellen Adams, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Dennis Waggoner**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

David H. Adams *and wife*, **Mary Ellen Adams**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 of Section "B" on the Plan of Villages of Old Hickory as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dennis W. Waggoner by Warranty Deed from William B. Jakes, III, dated February 27th 1990 and of record in Book 8052, page 586, Register's Office for Davidson County, Tennessee. Dennis Waggoner having conveyed said property to Dennis W. Waggoner and wife, Cynthia T. Waggoner by Quitclaim Deed from William D. Castleman, Trustee of record in Book 9073, page 452, said Register's Office. Subsequently, Cynthia T. Waggoner having conveyed her interest to Dennis W. Waggoner by Quitclaim Deed of record in Book 10899, page 511, said Register's Office.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2003 Property taxes are to be prorated and assumed by the GRANTEES.
Easements of record in Book 626, page 556; Book 576, page 664; Book 662, page 743; Book 735, page 417, all in the Register's Office for Davidson County, Tennessee.

Kathy Waggoner, spouse of Dennis Waggoner, executes this instrument to convey any right title or interest she may have in the aforesaid property, marital or otherwise.

This is improved property known as: 1101 Birdsall Street, Old Hickory, TN. 37138.

Witness our hands this 9th day of MAY, 2003.

Dennis Waggoner

Kathy Waggoner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Dennis Waggoner and Kathy Waggoner the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 9th day of MAY, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

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WARRANTY DEED

om: Dennis Waggoner

: David H. Adams
and wife,
Mary Ellen Adams

operty:
01 Birdsall Street
d Hickory, TN. 37138

his Instrument was Prepared by:

eroy Johnston Ellis IV
ttorney at Law
06 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
vp901\Wag2Adams